009.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,439,700 / 1,439,700
					USE VALUE:	1,439,700 / 1,439,700
					ASSESSED:	1,439,700 / 1,439,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIUFFRE JANICE M
Owner 2:	
Owner 3:	
Street 1:	3 LINWOOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as Three Fam. with a Old Style Building built about 1903, having primarily Vinyl Exterior and 5260 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7354.000	991,300		448,400	1,439,700
Total Card	0.169	991,300		448,400	1,439,700
Total Parcel	0.169	991,300		448,400	1,439,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.71 /Parcel: 273.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7904
GIS Ref	
GIS Ref	
Insp Date	01/29/09

!845!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	991,300	0	7,354.	448,400	1,439,700		Year end	12/23/2021
2021	105	FV	963,900	0	7,354.	448,400	1,412,300		Year End Roll	12/10/2020
2020	105	FV	963,900	0	7,354.	448,400	1,412,300	1,412,300	Year End Roll	12/18/2019
2019	105	FV	756,000	0	7,354.	448,400	1,204,400	1,204,400	Year End Roll	1/3/2019
2018	105	FV	756,000	0	7,354.	301,100	1,057,100	1,057,100	Year End Roll	12/20/2017
2017	105	FV	756,000	0	7,354.	288,300	1,044,300	1,044,300	Year End Roll	1/3/2017
2016	105	FV	756,000	0	7,354.	262,700	1,018,700	1,018,700	Year End	1/4/2016
2015	105	FV	716,900	0	7,354.	211,400	928,300	928,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:06:40

LAST REV

Date	Time
08/25/16	09:03:56
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18792-413		12/1/1987		325,000	No	No		A

USER DEFINED

Prior Id # 1:	7904
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1212	Re-Roof	16,000		8/25/2015			(also known as 3 L
6/24/2015	785	Manual	20,000		6/24/2015			Interior cosmetic
6/29/2012	834	Redo Kit	34,500					
6/21/2012	771	Demoliti	10,000					KITCHEN DEMO ONLY
6/19/2012	757	Redo Kit	4,965					KIT CABS & BATH VA
1/15/2003	51	Renovate	60,000	C		G6	GR FY06	RENOVATE FIRST FLO
6/12/2002	424	Redo Bas	1,500	C				BASEMENT DEMOLITIO
6/10/1999	331	Redo Bat	3,500					REMODEL BATH
11/18/1992	609	Siding	11,500					REROOF/V-SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	Permit Insp	PC	PHIL C
6/12/2013	Info Fm Prmt	BR	B Rossignol
1/29/2009	Meas/Inspect	336	PATRIOT
5/18/2005	Inspected	BR	B Rossignol
12/6/1999	Meas/Inspect	163	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		7354		Sq. Ft.	Site		0	70.	0.87	11									448,435						448,400	

Total AC/HA:	0.16882	Total SF/SM:	7354	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	448,435	Spl Credit		Total:	448,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.84961975
Const Adj.:	1.00489950
Adj $ / SQ:	115.261
Other Features:	223145
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1217874
Depreciation:	226524
Depreciated Total:	991349

COMMENTS

AKA 3 LINWOOD ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	4	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	4	1	M
1	3	1	1
Totals			
3	13	5	

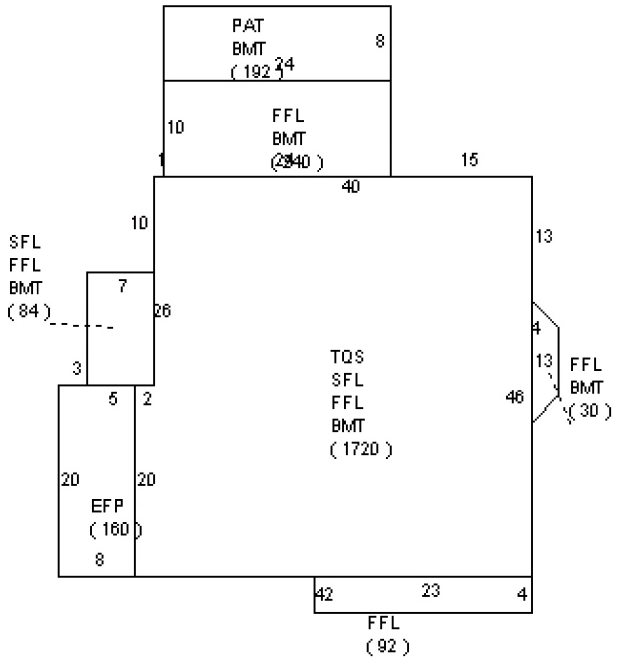
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	153.30
Special Features:	0	Val/Su Net:	125.83
Final Total:	991300	Val/Su SzAd	188.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,266	34.580	78,354
FFL	First Floor	2,166	115.260	249,655
SFL	Second Floor	1,804	115.260	207,930
TQS	3/4 Story	1,290	115.260	148,686
PAT	Patio	192	4.220	811
EFP	Enclos Porch	160	44.460	7,113

Net Sketched Area:	7,878	Total:	692,549
Size Ad	5260	Gross Area	8308	FinArea	5260
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

009.0-0002-0024.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	